

Kandy L. Lavallee Town Clerk

# **TOWN OF GRAFTON**

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519

(508) 839-5335 ext. 1195 clerks@grafton-ma.gov



Bk: 62978 Pg: 40

Page: 1 of 3 08/07/2020 02:01 PM WD

#### **CERTIFICATE OF NO APPEAL**

DECISION:

**GRAFTON ZONING BOARD OF APPEALS** 

867- Special Permit

PETITIONER:

Robin Loureiro

P.O. Box 96, Hopedale, MA 01747

RECEIVED

AUG 1 0 2020

Zoning Board of Appeals

OWNER:

Robin Loureiro

P.O. Box 96, Hopedale, MA 01747

**DEED REFERENCE:** 

4 Park Court

Assessor's Map 27, Lot 24

Worcester District Registry of Deeds

Book 53899, Page 67

This is to certify that the Decision of the Grafton Zoning Board of Appeals to extend a pre-existing, non-conforming structure with the construction of roof overhangs over 3 individual set of exterior stairs at property located at 4 Park Court, North Grafton. The Decision was duly recorded in the Town Clerks office on July 8, 2020 at 2:23 pm.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on July 28, 2020.

A true copy, ATTEST:

andy L. Lavallee, Town Clerk

Grafton, MA

2020 AUG 10 AM 11: 18



## ZONING BOARD OF APPEALS TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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2020 JUL -8 PM 2: 23

# THE COMMONWEALTH OF MASSACHUSETTS Town of Grafton BOARD OF APPEALS

#### 2020/Case #867

#### Special Permit

Decision of the Board of Appeals on the petition from ROBIN LOUREIRO of P.O. Box 96, Hopedale, MA requesting the Zoning Board of Appeals to grant a Special Permit for:

TO EXTEDN A PRE-EXISTING, NON-CONFORMING STRUCTURE WITH THE CONSTRUCTION OF ROOF OVERHANGS OVER 3 INDIVIDUAL SET OF EXTERIOR STAIRS.

At their duly held meeting on Thursday, June 25, 2020 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and 2<sup>nd</sup> by Mr. Waller that the Zoning Board of Appeals grant a Special Permit to Robin Loureiro, 4 PARK COURT, GRAFTON, MA

TO GRANT A SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF 3 ROOF OVERHANGS OVER 3 INDIVIDUAL SETS OF EXTERIOR STAIRS AS DEPICTED IN EXHIBIT A, ATTACHED.

#### FINDINGS:

- FI. THE STRUCTURE WAS BUILT IN 1920.
- F2. THE PARCES IS LOCATED IN THE (I) INDUSTRIAL ZONING DISTRICT.
- F3. THE I ZONE REQUIRES A 40' FRONT YEARD SETBACK AND THE STRUCTURE IS LOCATED 26.1' OFF THE FRONT YARD SETBACK.
- BASED ON FINDINGS F1-F3, THE STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F4. THE CURRENT USE IS A RESIDENTIAL STRUCTURE.
- F5. THE NEIGHBORHOOD CONSISTS OF PRIMARILY RESIDENCES.
- F6. THE CHANGE IS ONLY TO PLACE A ROOF OVERHANG OVER EXISTING STAIRS. BASED ON FINDINGS F4-F6, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.
- F7. THE LOT IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- F8. THE CHANGE IS AN INCREASE OF ZERO (0%).

BASED ON FINDINGS F7-F8, THE PROPOSED CHANGE IS WITHIN THE 50% INCREASE ALLOWED IN THE WSPOD AND WILL NOT BNE MORE DETRIMENTAL TO THE SUPPLY AND QUALITY OF THE GROUNDWATER THAN THE EXISTING USE.

#### ON A ROLL CALL VOTE:

William McCusker, Chairman: YES

Marianne Desrosiers, Vice Chairman: YES

Kay Reed, Clerk: YES

William Yeomans, Member: YES

Brian Waller, Member: YES

Carl Parisi, Alternate Member: Present at meeting

Seetharaman Ganesan, Alternate Member:

Present at meeting

Motion: GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

| William McCusker, Chairman               |
|--|
| Marianne Desrosiers, Vice Chairman Allan |
| Kay Reed, Clerk                          |
| William Yeomans, Member 117m / 16021100  |
| Brian Waller, Member                     |
| Carl Parisi, Alternate Member            |
| Seetharaman Ganesan, Alternate Member    |

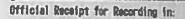
A complete file of this case (Case #867/2020) is on file with the Town Clerk. A true copy;

Attest:

Kandy L. Lavallee, Town Clerk

Grafton, MA

\GTHSERVER6\Building\Electronic Street File\Park Court Building Number #4\Decision.docx



Worcester South Registry of Deeds 90 Front St.

Worcester, Massachusetts 01608

Issued To: ROBIN LOUREIRO 9782352267

## Recording Fees

| Document<br>Description | Number   | Book  | /Page | Recording<br>Assunt |
|-------------------------|----------|-------|-------|---------------------|
| DECH                    | 00087812 | 62978 | 40    | 1105.00             |
|                         |          |       |       | \$105.00            |

## Collected Assumts

| Payment. |      |          |
|----------|------|----------|
| Type     |      | Asount   |
| Check    | 2007 | \$105.00 |
|          |      | \$105.00 |

Total Received : Less Total Recordings: \$105.00 \$105.00 Change Dus : \$.00

Thank You KATHRYN A. TOOMEY - Register of Deeds

By: L Scole

Receipt# Date Time 1249680 06/97/2020 02:01p